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Doc#: 1300404096 Fee: \$42.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/04/2013 01:39 PM Pg: 1 of 3

SPECIAL WARRANTY DEED
REO CASE No: C120JM9

REAL ESTATE TRANSFER		12/26/2012
	COOK	\$13.00
	ILLINOIS:	\$26.00
TOTAL:		\$39.00

15-12-429-062-1112 | 20121201605276 | 3KTS2E

This Deed is from **Fannie Mae a/k/a Federal National Mortgage Association** a Corporation organized and existing under the laws of the United States, having its principal office in the City of Washington, D.C., ("Grantor"), **Holt Sherman and Carolyn Sherman, husband and wife*** ("Grantee"). **Not as tenants in common, not as joint tenants, but as tenants by the entirety.*

For value received, Grantor hereby grants, remises, aliens and conveys unto Grantee, and to Grantee's heirs and assigns forever, but without recourse, representation or warranty, except as expressed herein, all of Grantor's right, title and interest in and to that certain tract or parcel of land situated in the County of , State of Illinois, described as follows (the "Premises"):

310Lathrop Ave, Forest Park, IL 60130
PIN#15-12-429-062-1015;15-12-429-062-1112
Subject to: Taxes for year 2010 and subsequent years

FIRST AMERICAN
File # 2307535

See Legal Description attached hereto and made a part hereof

And Grantor, for itself and its successors does covenant, promise and agree, to and with Grantee, Grantee's heirs and assigns, that Grantor has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor will warrant and forever defend title to the Premises, against all persons lawfully claiming or who may claim the same, by, through or under Grantor but not otherwise.

Grantor is exempt from all taxation imposed by any state, county, municipality, or local taxing authority, except for real property taxes. Thus, **Grantor is exempt from any and all transfer taxes.**

See, 12 U.S.C. 1723a (c) (2).

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. **4477**
AB **12/2/12**
Approved/Date

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December 20, 2012

Fannie Mae a/k/a Federal National Mortgage Association

By Fisher and Shapiro, LLC
Michael Fisher Its Attorney in Fact

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, Malgorzata Rejment, a Notary Public in and for the County in the State aforesaid, do hereby certify that Michael Fisher, personally known to me to be the same person whose name is subscribed in the foregoing instrument, appeared before me this day in person and acknowledged that he/she signed the said instrument for the uses and purposes therein set forth. Given under my hand and official seal this December 20, 2012

Malgorzata Rejment
Notary Public



Mail Recorded Deed and
Future Tax Bills to:
Holt Sherman and Carolyn Sherman
310Lathrop Ave #204
Forest Park, IL 60130

This document was prepared by:
Fisher and Shapiro, LLC
200 N. LaSalle Street, Suite 2840
Chicago, IL 60601

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 310-202 AND PARKING UNIT P-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE FOREST PLACE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021302647, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office